

A photograph of a two-story white house with a red brick base. The house has a bay window on the ground floor and a smaller window above it. The roof is dark with white bargeboards. A gravel driveway leads to a white garage in the background. Purple wisteria flowers are visible in the foreground. The sky is blue with some clouds.

Alexandra Road, High Wycombe, Buckinghamshire, HP13 7AP

A beautifully presented one bedroom first floor apartment with garage and private garden.

| Delightful First Floor Apartment | Character Property | Entrance Hall with Stairs to First Floor | Pleasant Lounge Opening to a Modern Fitted Kitchen | Double Bedroom with Wardrobes | Modern Bathroom Suite | Gas Central Heating | Original Sash Windows | Garage and Parking | Enclosed Private Garden | Viewing Essential |

A beautifully presented first floor apartment in a character property to the East of High Wycombe. Positioned in a sought after location offering convenient access to the town centre and train station the accommodation briefly comprises; private entrance, entrance hall with stairs to first floor, open-plan living area to a modern fitted kitchen, double bedroom, well appointed bathroom suite, gas radiator heating, original sash windows. The property also benefits from an enclosed private garden and detached garage. An internal viewing is highly recommended.

Price... £250,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated in the 'Pinions' area, less than 1 mile from the town centre, with a variety of shops close by. The town centre is easily accessible and offers a wide variety of larger shops, leisure facilities and a mainline rail link with London Marylebone. The M40 motorway is just a short drive away to either junction 3 or 4.

DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the second roundabout take the first exit into Pinions Road then take the first turning on the right into Alexandra Road. The property will be found on the right hand side.

ADDITIONAL INFORMATION

Leasehold; 91 Years remaining; Ground Rent including House Insurance; £499.74 Per annum. We are advised there is no Service Charge.

EPC RATING

Band D

COUNCIL TAX

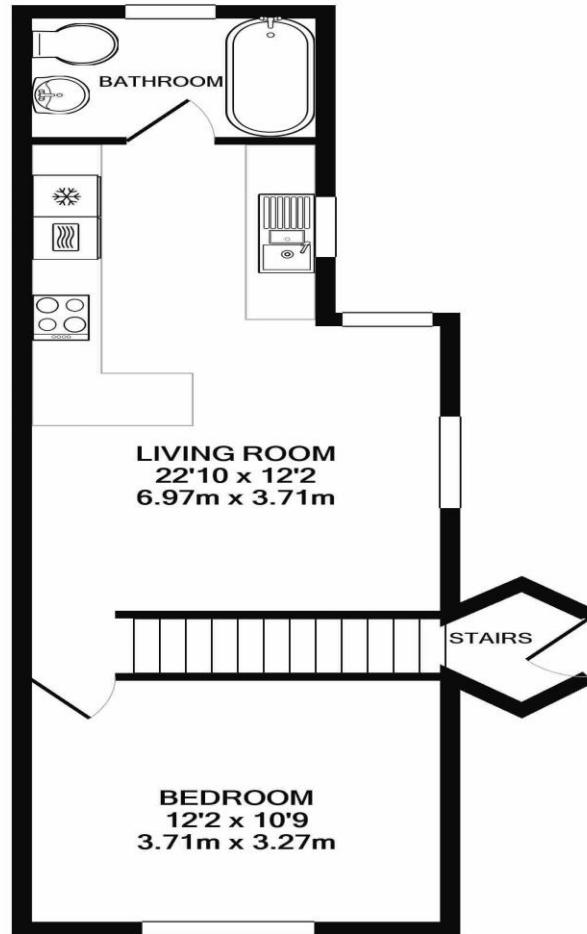
Band B

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The **wye** Partnership
